

**Penn Township Planning Commission
Minutes
April 22, 2013**

Chairman Dan Kuruna called the 4.22.13 regular meeting of the Penn Township Planning Commission to order at 7:10 pm.

Members present included: Dan Kuruna, Bill Moyer, Mike Kuhns and Ben Moyer. **Members absent:** Shane Kerstetter, Mike Savidge, and Cornelius Heeren **Also Present:** Attorney Robert Muolo, and Brenda Moyer, PC Secretary. **Members of the Public Present:** David Voloson, Terri Cralalla, Peg Landy, Cynthia Vinnie, Tricia Shambach, Warren Kerstetter, Karen Hackman, David Fassett, Jan Ritter, Wayne Reichenbach w/ friend and Jon Payne.

The minutes of March 25, 2013 were tabled; members who were present and also in attendance at the 3.25.13 PC meeting did not present a quorum.

Public Comment

- No public comment.

Persons Present To Be Heard

Mr. Wayne Reichenbach was present to discuss for consideration a dimensional variance request for Tax Map PN# 13-08-204. This parcel is addressed 700 Hower Street, Selinsgrove and located on the corner of Hower and 18th Street.

Mr. Reichenbach is looking for a dimensional variance with regard to Section 405.6 (A) Front Setback-All Structures in the R-2 District of the Penn Township Zoning Ordinance 2005-01. Being situated on a corner lot requires Reichenbach to have two front yards requiring 50' setbacks, a hardship not created by Mr. Reichenbach. The location of Reichenbach's home is currently nonconforming, by three (3) feet in accordance with the Penn Township Zoning Ordinance 2005-01. His request is for thirteen (13), this would include the current three (3) feet of nonconformance and an additional ten (10) feet for the construction of the deck and storage.

Mr. Reichenbach is legally blind and a variance would allow him to construct a deck and a storage shed on the 18th street side of his home permitting easier and safer access to his home.

It was noted Mr. Reichenbach did examine other sides of his home, but each offered even less area.

After discussion and review on motion by Mike Kuhns, second by Ben Moyer the Planning Commission would recommend the Zoning Hearing Board grant a dimensional variance to Mr. Reichenbach.

New Story School Conditional Use/Special Exception Several people were in attendance for discussion of New Story School and what steps need to be followed to operate a private school in the Jackson Penn Elementary School, Tax Map PN 13-08-122, addressed 297 Route 204, Selinsgrove. The school is a grandfathered non conforming use in the NC (Neighborhood Commercial) zoning district. There was uncertainty due to a drafting error in the zoning ordinance exactly which specific area of Section 602 Nonconformities, 602 (B) or 602 (C) should apply to New Story School. A special meeting with the Supervisors, the Penn Township Zoning Hearing Board and Applicant is scheduled for 5.7.2013 to further discuss this application for conditional use/special exception.

Additional information provided by the applicant included: have entered into a lease agreement with Selinsgrove Area School District so no change in ownership of pre existing nonconformity, will provide special education services to children with autism and emotional support needs, currently 10 schools in PA, hopes of two more (Selinsgrove and Lancaster), licensed by Dept of Ed., licensed teachers and class assistant in each classroom along with therapeutic support staff as needed, public ed certified, licensed K – thru 12, will initially license 6 classrooms (opportunity for 8), allowing 8 students per class, will also have a library and an art lab, will follow Selinsgrove school calendar, all employees are hired and paid by New Story, i.e., nurse, education director, behavior consultant, janitorial staff, school district pays tuition for Selinsgrove students who may attend and provides transportation for those students, New Story is a private for profit school, school will not be open overnight, meals will not be prepared in the building, will replace outdated playground equipment, students are only accepted with school district referral and while each

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student is different and has different needs the hope is that students will return to their home school district, New Story School will accept students from all surrounding school districts.

Motion by Mike Kuhns; second by Ben Moyer and commission acclamation, Planning Commission would recommend the determined decisive body, whether the Supervisors or the Zoning Hearing Board allow utilization of the Jackson Penn Elementary School with the following conditions:

1. While a private school is shall be used and operated in conjunction with the public school districts.
2. All licensing from state Department of Education
3. Outdoor play area shall be enclosed with a four (4) foot high fence, per Section 811 (C).
4. Maximum students allowed would be 64.
5. Section 801 - Conditional Use Standards and Section 811 - Daycare and Private Schools need to be followed always
6. No structural changes may be made to the footprint of the building.

Warren Kerstetter was present representing Alfred E. Herman Jr. Subdivision plan. This subdivision is in the AC (agriculture conservation) zone. Tax Map PN 13-01-004. Per application 82(+or -) acres. Herman is planning to subdivide 3 (three) one acre lots from the residual parcel. Mr. Kerstetter presented a letter with reference to the application to DEP for on-lot septic systems and will present request for planning exemption with PNDI Project Planning + Environmental Review, Plot Plan and site reports at May 1, 2013 Supervisors meeting for signatures.

Motion to recommend Supervisors approve the subdivision plan by Mike Kuhns; second by Ben Moyer and commission acclamation with the following conditions being met:

1. DEP approval of sewage module
2. Note added to Plan re: access to lots is pursuant to a ROW from Jan Ritter
3. "Final" to be added to title of Plan
4. Add correct setbacks to Plan
5. No adverse comments from SCPC.

New Business - no new business

Old Business – no old business

On motion by Ben Moyer, seconded by Mike Kuhns and acclamation of all, the April 22, 2013 planning meeting was adjourned at 8:45 pm.

Respectfully Submitted,
Brenda Moyer
PC Secretary